

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – NOVEMBER 22, 2005

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:30 p.m. on Wednesday, November 22, 2005, at the Township Municipal Building, Rte 715, Brodheadsville, Pa 18322 by Larry Smith.

Present: Chris Eckert, Jim Connor, Larry Smith, Dave Gordon, Matt Connell, Planning Director David Albright, Atty. Tim McManus, and Engineer Chris McDermott.

Absent: Dick Rodenbach and Dave Johnson.

The **Pledge of Allegiance** to the Flag was led by Larry Smith.

Minutes. On motion made by Matt Connell, seconded by Jim Connor it was voted to approve the minutes of the October 19, 2005 meeting, as distributed. (5-0)

Revision Plan:

Lands of Mr. & Mrs. Theodore G. & Talitha Bush (Minor Subdivision) Frank J. Smith Jr. These plans were already approved, however, there is a minor encroachment on the lot line of the property, and therefore, they are going to move the line over slightly. This will not affect anything else on the plan. On motion made by Jim Connor, seconded by Chris Eckert it was voted to approve this amendment to the plan. (5-0)

Submittals:

Mackey, Joseph & Sandra (Final Major Subdivision Plan) Niclaus Engineering. Marv Walton was present on behalf of this plan. This is a 7 lot subdivision on McIlhaney Road. Engineer McDermott recommended this plan be accepted for review. On motion made by Matt Connell, seconded by Dave Gordon it was voted to accept this plan for review. (5-0) (Plan date 10/31/05) (Received 11/1/05) **(90-day review ends 2/16/05)** (SEO: planning module is complete and has been submitted to DEP)

Chestnut Hill Manor Senior Housing (Preliminary Land Development Plan) DW LaSota Engineering, Inc. David LaSota was present on behalf of this plan as well as Atty. Wolfe. This is a 50 unit rent controlled senior housing building residents being 62 years of age or older. Engineer McDermott recommended this plan be accepted for review. On motion made by Jim Connor, seconded by Chris Eckert it was voted to accept this plan for review. (5-0) (Plan date 10/31/05) (Received 11/1/05) **(90-day review ends 2/16/05)** (SEO: testing is under review)

Plan Review.

Ianuale A. Lewis (Lot Line Adjustment) HMG Engineering, LTD. No one was present on behalf of this plan, on motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 7/6/04) (Received 7/6/04) (Accepted 7/21/04)

(Tabled 8/17/04-11/16/05) (Open ended waiver signed 10/1/04) (SEO: no testing required)

Kern & Yanovich (Minor Subdivision) Pensyl Creek Associates. No one was present on behalf of this plan, on motion made by Dave Gordon, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 12/14/04) (Received 12/30/04) (Accepted 1/19/05) (Tabled 2/16/05-11/16/05) (**Open ended waiver received 3/16/05**) (SEO: test results under review, no planning module submitted)

Paradise Estates (Preliminary Conservation Subdivision) Niclaus Engineering. No one was present on behalf of this plan, on motion made by Matt Connell, seconded by Jim Connor it was voted to table this plan. (5-0)(Plan date 1/4/05)(Received 1/4/05)(Accepted 1/19/05)(Tabled 2/16/05-11/16/05)(Rev. Plans 3/1/05)(**Open ended waiver received on 3/16/05**)(SEO: testing under review)

Dunkin Donuts/Baskin Robbins (Land Development) Kenderian-Zilinski Associates. No one was present on behalf of this plan, on motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0)(Plan date 5/9/05)(Received 5/9/05) (Accepted 5/18/05)(Tabled 6/15/05-11/16/05) (**Open ended waiver received 7/28/05**) (SEO: flows have not been approved by D.E.P., planning module required)

Dunkin Donuts/Baskin Robbins (Minor Subdivision) Kenderian-Zilinski Associates. No one was present on behalf of this plan, on motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0) (Plan date 6/7/05) (Received 6/9/05) (Accepted 6/15/05) (Tabled 6/15/05-11/16/05) (Rev. 6/16/05) (**Open ended waiver received 8/19/05**) (SEO: Testing complete, planning module required – exemption?)

Whispering Woods Extension-LTS Project #1 (Preliminary Major Subdivision Plan) Langan Engineering. Chris Borger was present on behalf of this plan, and asked to table tonight. On motion made by Jim Connor, seconded by Matt Connell it was voted to table this plan.(5-0)(Plan date 7/5/05) (Received 7/7/05) (**60-day waiver ends 12/20/05**) (Tabled 8/17/05-11/16/05)(SEO: testing complete, planning module required) (Revision 9/2/05)(**Open ended waiver received 11/22/05**)

Emerson Chase/Joshmor, Inc (Final Major Subdivision Plan) Boucher & James, Inc. Chris Borger was present on behalf of this plan. He gave the Commission an update. They still need DEP approval for water & sewer. On motion made by Jim Connor, seconded by Matt Connell it was voted to table this plan. (5-0)(Plan date 10/4/05) (Received 10/4/05)(Accepted 10/19/05) (**90-day review ends 1/19/05**) (SEO: maintenance and operation agreement under review)

Whispering Woods Extension-LTS Project II (Final Major Subdivision Plan) Langan Engineering. Chris Borger was present as well as Atty. Wolfe on behalf of this plan. A lengthy discussion ensued and the comments from Atty. McManus and Engineer McDermott were reviewed. On motion made by Matt Connell, seconded by Chris Eckert it was voted to table this plan. (5-0)(Plan date 10/4/05) (Received 10/4/05)(Accepted

10/19/05) **(90-day review ends 1/19/05)** (SEO: request for sewage planning module exemption has been submitted)

Kane, Charles (Preliminary & Final Plan) RKR Hess. Engineer McDermott's comments were reviewed. After a brief discussion, on motion made by Dave Gordon, seconded by Jim Connor it was voted to table this plan. (5-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) **(90-day review ends 1/19/05)** (SEO: test results not submitted)

Mountain Crest Plaza/Superior Custom Homes (Land Development Plan) East Penn Engineering. After a brief discussion, on motion made by Jim Connor, seconded by Dave Gordon it was voted to table this plan. (5-0) (Plan date 10/4/05) (Received 10/4/05) (Accepted 10/19/05) **(90-day review ends 1/19/05)** (SEO: planning module complete and ready for approval)

Sketch Plan.

Houck, Timothy & Spadoni, David. Base Engineering. (Remaining Lands Mtn. Laurel Estates). In for discussion. All the lots shown on the plan were 1.5 acres. Need a minimum of 2 acres for a standard subdivision. A brief discussion ensued.

Business from the Planning Commission. Jim Connor mentioned that Mr. Greer (Jenna Drive) has asked to change his plantings from (3) amur maple to (3) crab apple, because the maple were out of stock. Jim did not have a problem with this, however, how do we handle it as far as the plans show? It was suggested we have a written request from the applicant for the file.

Planning Module Approval. None.

Plans to be Signed.

Keystone Auto Sales (Land Development) There was an issue with the recording of the original set of plans; therefore, the Commission needed to resign the plans noting the owner of record was changed along with the deed book information. On motion made by Chris Eckert, seconded by Dave Gordon it was voted to approve and sign this 2nd plan and recommend the same to the Supervisors. (5-0)

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Jim Connor, seconded by Dave Gordon it was voted to adjourn at 9:45 p.m. (5-0)

Respectfully submitted,

Cathy A. Baker
Recording Secretary

